HOUSING MARKET INFORMATION

HOUSING NOW
Victoria CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

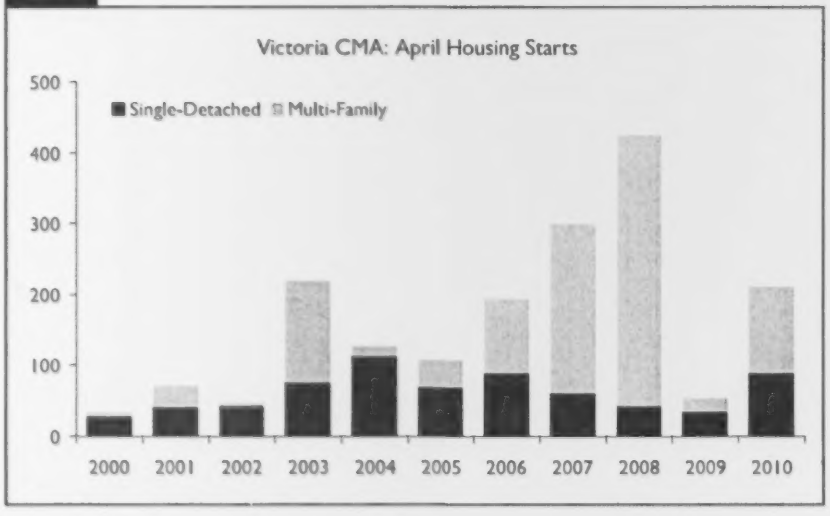
Capital Region Builders Kept Busy in April 2010

Following a solid first quarter, local home builders kept busy in April 2010. Foundations were poured for 213 new homes in April, exceeding the low level recorded in April 2009 (54 starts), and above the 10-year average level (158 starts).

Nearly 60 per cent of April starts were recorded in the rapidly developing City of Langford. Langford is home to over one-third of all new residential construction activity currently underway across the Victoria CMA. Through the end of April, 674 homes were under construction across the City of Langford.

The inventory of completed and unabsorbed apartment condominium

Figure 1



Source: CMHC

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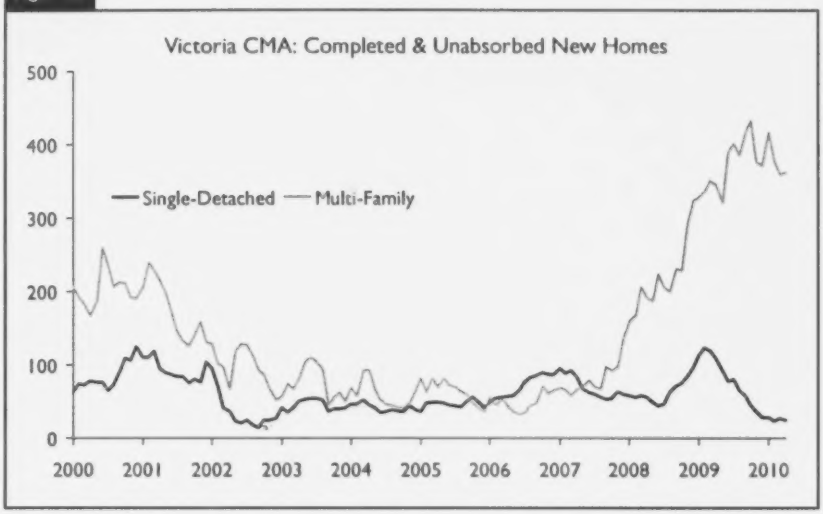
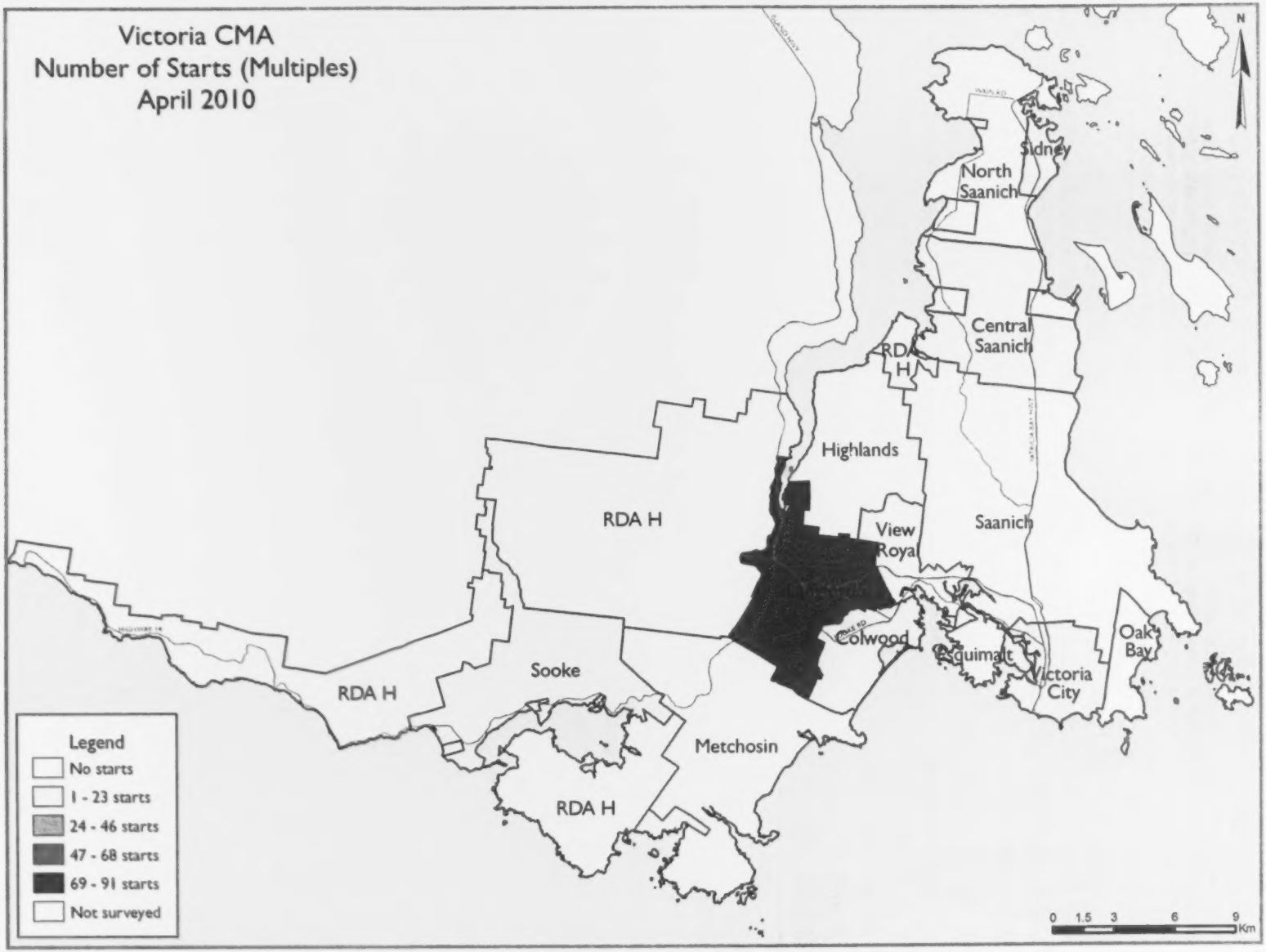
remains elevated. Over 85 per cent of the nearly 400 completed but unabsorbed new homes in the Victoria CMA are apartment condominiums, with the bulk of them located in the City of Victoria, the District of Saanich, and the City of Langford.

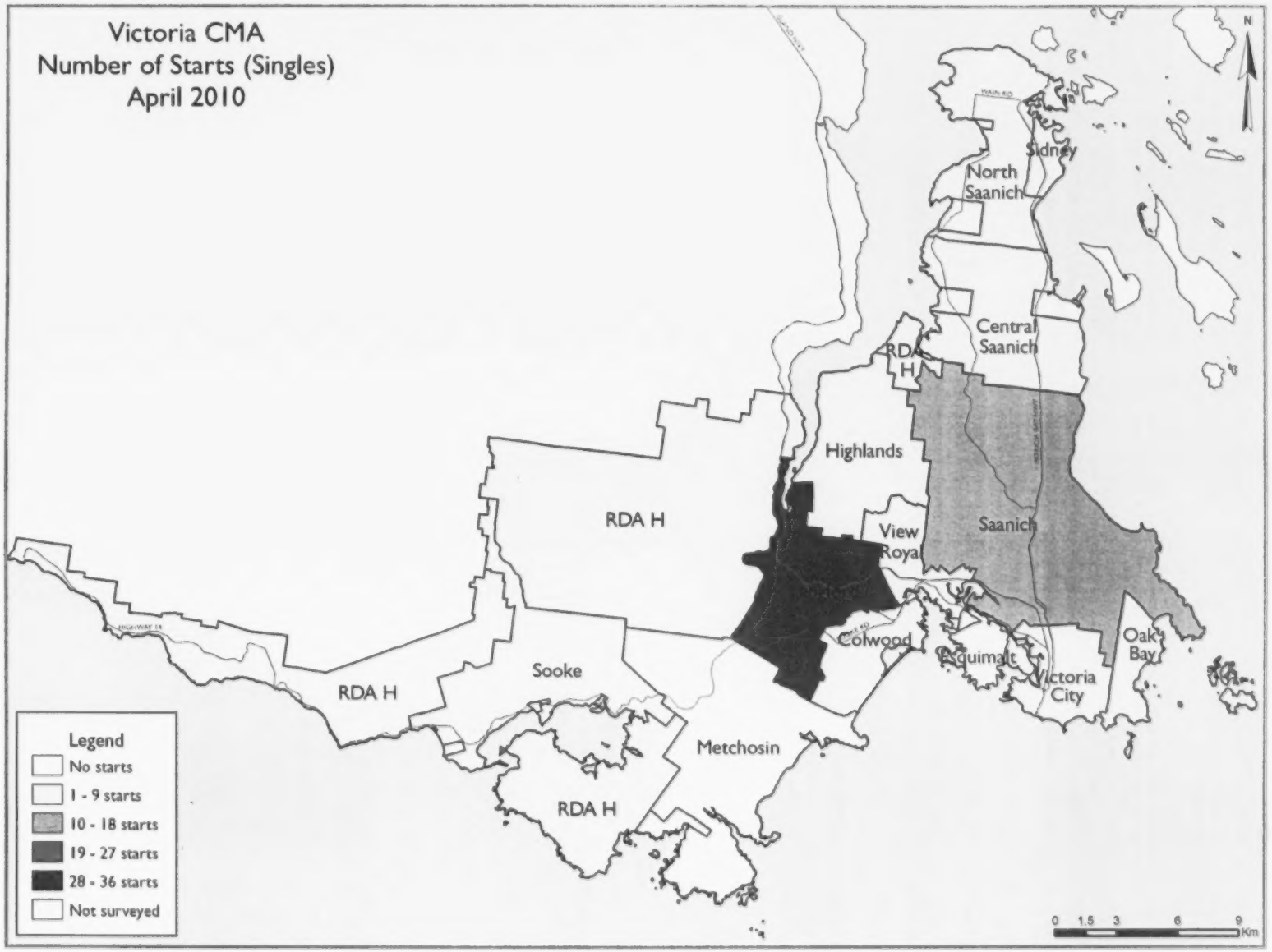
While the inventory of completed and unabsorbed apartment condominiums has trended higher, there were only 25 unsold new houses across the Victoria CMA at the end of April 2010. Moderately priced single-detached homes are being absorbed quickly. The average price of all houses absorbed between January and April was $639,831, three per cent below the price recorded over the same period last year.

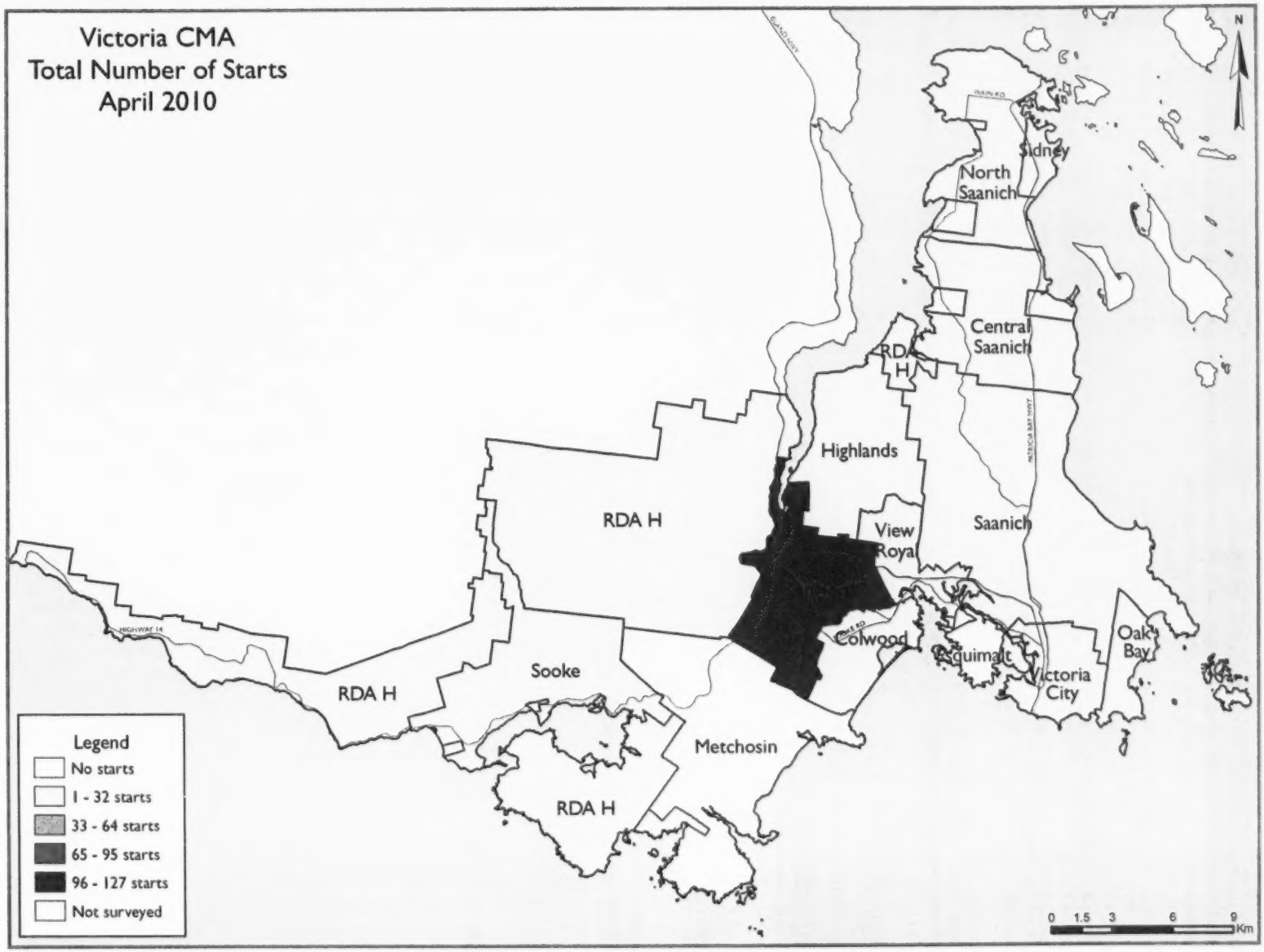
Figure 2

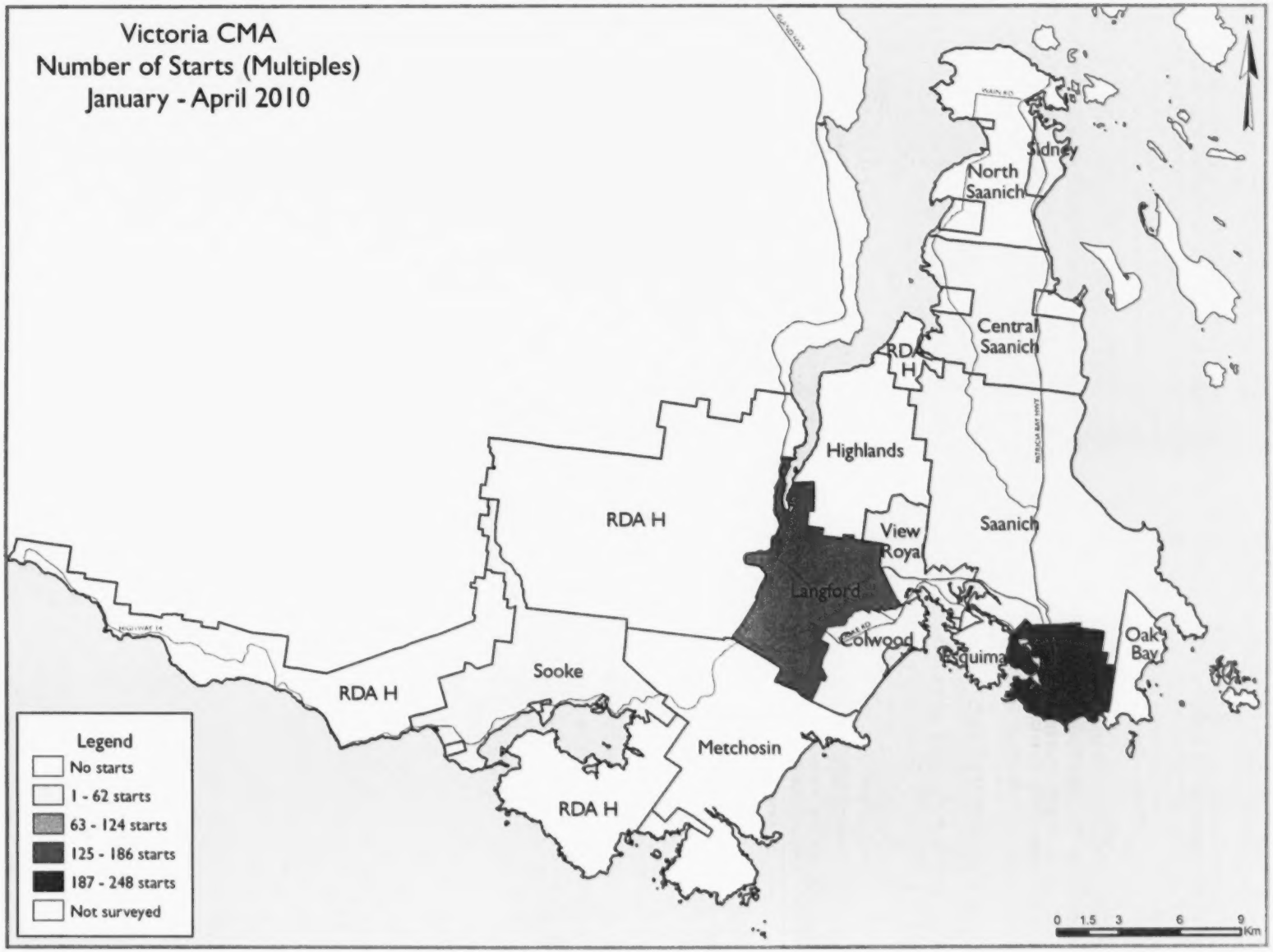


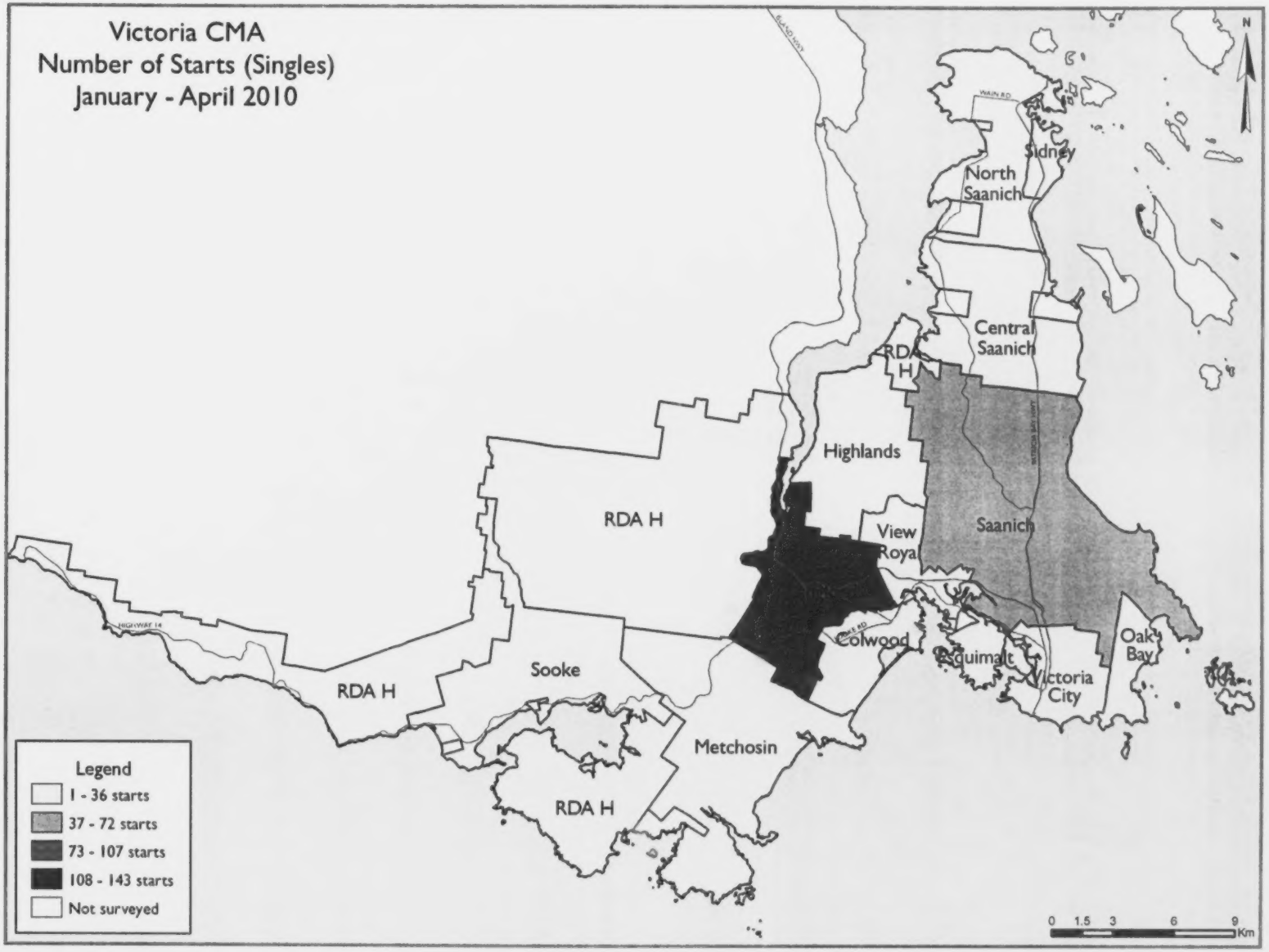
Source: CMHC

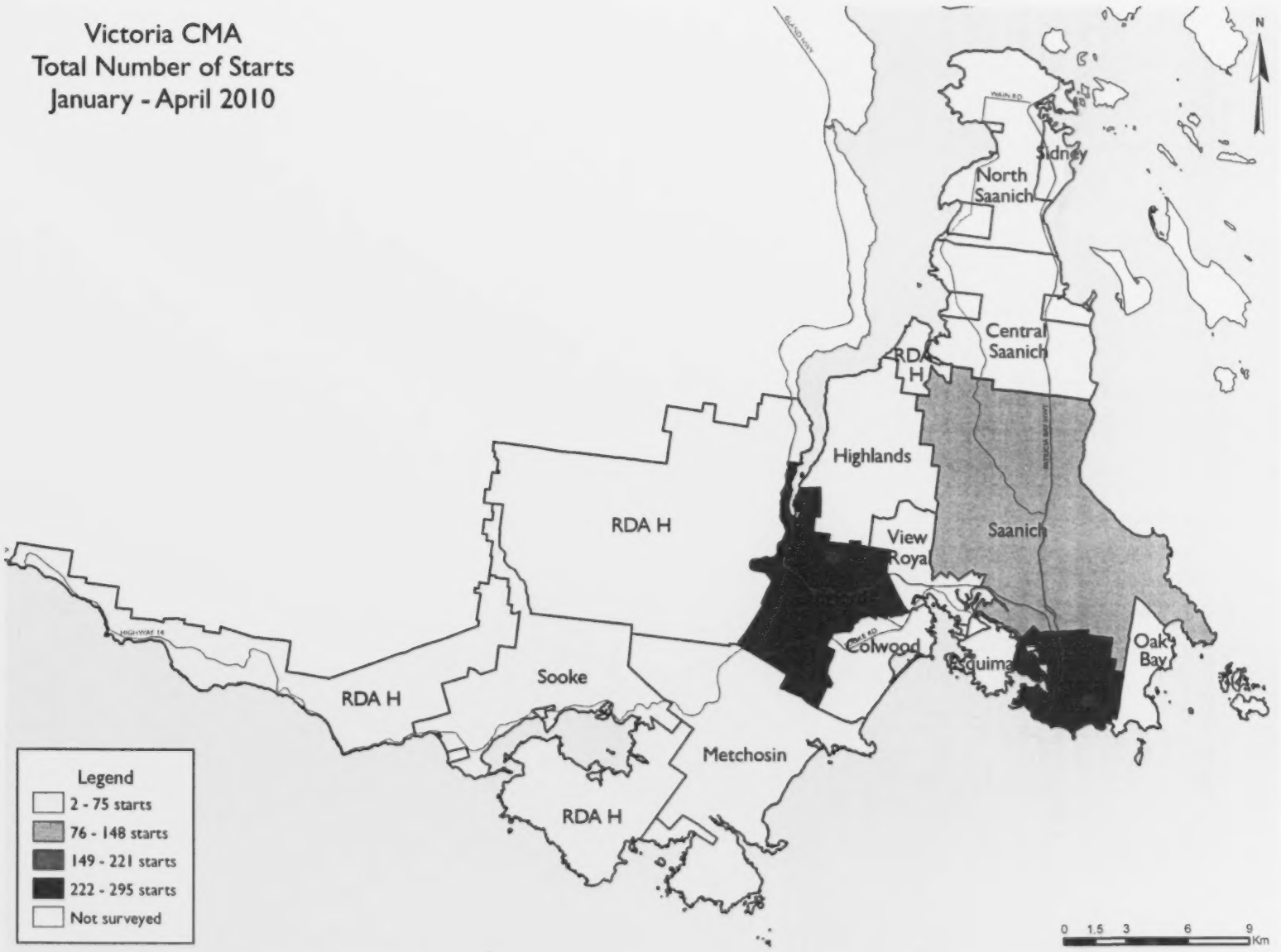

Victoria CMA
Number of Starts (Multiples)
April 2010
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
1 - 23 starts
24 - 46 starts
47 - 68 starts
69 - 91 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Number of Starts (Singles)
April 2010
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
1 - 9 starts
10 - 18 starts
19 - 27 starts
28 - 36 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Total Number of Starts
April 2010
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
RDA H
Sooke
Metchosin
RDA H
Legend
No starts
1 - 32 starts
33 - 64 starts
65 - 95 starts
96 - 127 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Number of Starts (Multiples)
January - April 2010
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Langford
Colwood
Esquimalt
Oak Bay
RDA H
Sooke
Metchosin
RDA H
Legend
No starts
1 - 62 starts
63 - 124 starts
125 - 186 starts
187 - 248 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Number of Starts (Singles)
January - April 2010
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
1 - 36 starts
37 - 72 starts
73 - 107 starts
108 - 143 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Total Number of Starts
January - April 2010
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
View Royal
Saanich
Colwood
Esquimalt
Oak Bay
RDA H
Sooke
RDA H
Metchosin
RDA H
Legend
2 - 75 starts
76 - 148 starts
149 - 221 starts
222 - 295 starts
Not surveyed
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Victoria CMA April 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2010	88	8	0	2	17	84	10	4	213
April 2009	33	7	0	0	2	4	8	0	54
% Change	166.7	14.3	n/a	n/a	**	**	25.0	n/a	**
Year-to-date 2010	323	24	0	2	48	345	54	51	847
Year-to-date 2009	99	16	0	4	17	10	25	0	171
% Change	**	50.0	n/a	-50.0	182.4	**	116.0	n/a	**
UNDER CONSTRUCTION									
April 2010	654	63	0	3	122	897	78	102	1,919
April 2009	492	65	0	11	116	1,814	53	0	2,551
% Change	32.9	-3.1	n/a	-72.7	5.2	-50.6	47.2	n/a	-24.8
COMPLETIONS									
April 2010	61	4	0	0	9	30	14	0	118
April 2009	30	2	0	0	13	65	7	0	117
% Change	103.3	100.0	n/a	n/a	-30.8	-53.8	100.0	n/a	0.9
Year-to-date 2010	245	22	0	3	20	166	34	0	490
Year-to-date 2009	166	8	0	2	41	325	14	0	556
% Change	47.6	175.0	n/a	50.0	-51.2	-48.9	142.9	n/a	-11.9
COMPLETED & NOT ABSORBED									
April 2010	24	6	0	0	23	332	2	0	387
April 2009	102	18	0	5	70	256	3	0	454
% Change	-76.5	-66.7	n/a	-100.0	-67.1	29.7	-33.3	n/a	-14.8
ABSORBED									
April 2010	63	6	0	0	6	29	14	0	118
April 2009	41	2	0	2	18	65	6	0	134
% Change	53.7	200.0	n/a	-100.0	-66.7	-55.4	133.3	n/a	-11.9
Year-to-date 2010	247	21	0	4	47	148	35	0	502
Year-to-date 2009	155	9	0	2	44	299	12	0	521
% Change	59.4	133.3	n/a	100.0	6.8	-50.5	191.7	n/a	-3.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Victoria City									
April 2010	2	4	0	0	5	0	6	4	21
April 2009	1	0	0	0	0	4	5	0	10
Oak Bay									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	0	0	0	0	0	0
Esquimalt									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	4	0	0	0	0	0	0	4
Saanich									
April 2010	16	0	0	0	0	0	0	0	16
April 2009	8	0	0	0	0	0	0	0	8
Central Saanich									
April 2010	4	0	0	0	0	0	3	0	7
April 2009	1	2	0	0	0	0	2	0	5
North Saanich									
April 2010	5	0	0	0	0	0	0	0	5
April 2009	2	0	0	0	0	0	0	0	2
Sidney									
April 2010	1	0	0	0	0	0	1	0	2
April 2009	0	1	0	0	0	0	0	0	1
View Royal									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	1	0	0	0	0	0	1	0	2
Reg. Dist. Area H									
April 2010	5	0	0	0	0	0	0	0	5
April 2009	1	0	0	0	0	0	0	0	1
Highlands									
April 2010	3	0	0	0	0	0	0	0	3
April 2009	2	0	0	0	0	0	0	0	2
Langford									
April 2010	34	2	0	2	5	84	0	0	127
April 2009	11	0	0	0	2	0	0	0	13
Colwood									
April 2010	6	0	0	0	7	0	0	0	13
April 2009	2	0	0	0	0	0	0	0	2
Metchosin									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Sooke									
April 2010	7	2	0	0	0	0	0	0	9
April 2009	4	0	0	0	0	0	0	0	4
Victoria CMA									
April 2010	88	8	0	2	17	84	10	4	213
April 2009	33	7	0	0	2	4	8	0	54

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Victoria City									
April 2010	11	32	0	0	26	369	29	102	569
April 2009	13	38	0	1	38	736	24	0	850
Oak Bay									
April 2010	17	0	0	0	0	0	0	0	17
April 2009	14	0	0	0	0	0	0	0	14
Esquimalt									
April 2010	10	4	0	0	0	53	1	0	68
April 2009	10	4	0	0	0	41	0	0	55
Saanich									
April 2010	146	0	0	0	0	46	9	0	201
April 2009	121	0	0	1	12	10	8	0	152
Central Saanich									
April 2010	19	6	0	0	0	6	16	0	47
April 2009	30	6	0	0	0	0	15	0	51
North Saanich									
April 2010	28	0	0	0	0	0	0	0	28
April 2009	31	0	0	0	0	0	0	0	31
Sidney									
April 2010	8	5	0	0	0	12	4	0	29
April 2009	6	5	0	0	5	13	2	0	31
View Royal									
April 2010	34	0	0	0	16	0	0	0	50
April 2009	16	0	0	0	2	0	1	0	19
Reg. Dist. Area H									
April 2010	31	0	0	0	0	0	1	0	32
April 2009	32	2	0	0	0	0	1	0	35
Highlands									
April 2010	20	0	0	0	0	0	0	0	20
April 2009	18	0	0	0	0	0	1	0	19
Langford									
April 2010	226	4	0	3	29	411	1	0	674
April 2009	118	8	0	1	24	924	0	0	1,075
Colwood									
April 2010	39	4	0	0	22	0	0	0	65
April 2009	32	2	0	0	18	82	0	0	134
Metchosin									
April 2010	8	0	0	0	0	0	1	0	9
April 2009	7	0	0	0	0	0	0	0	7
Sooke									
April 2010	57	8	0	0	29	0	16	0	110
April 2009	44	0	0	8	17	8	1	0	78
Victoria CMA									
April 2010	654	63	0	3	122	897	78	102	1,919
April 2009	492	65	0	11	116	1,814	53	0	2,551

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Victoria City									
April 2010	0	2	0	0	0	0	5	0	7
April 2009	0	0	0	0	0	0	2	0	2
Oak Bay									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	0	0	0	0	0	0	0	0	0
Esquimalt									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	2	0	0	0	0	0	0	0	2
Saanich									
April 2010	11	0	0	0	0	0	0	0	11
April 2009	7	0	0	0	0	30	0	0	37
Central Saanich									
April 2010	2	2	0	0	0	0	5	0	9
April 2009	3	0	0	0	0	0	3	0	6
North Saanich									
April 2010	3	0	0	0	0	0	0	0	3
April 2009	0	0	0	0	0	0	0	0	0
Sidney									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	2	0	0	0	0	0	0	2
View Royal									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
April 2010	3	0	0	0	0	0	0	0	3
April 2009	1	0	0	0	0	0	0	0	1
Highlands									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	1	0	0	0	0	0	0	0	1
Langford									
April 2010	32	0	0	0	6	0	0	0	38
April 2009	9	0	0	0	13	31	0	0	53
Colwood									
April 2010	0	0	0	0	0	30	0	0	30
April 2009	1	0	0	0	0	0	0	0	1
Metchosin									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	1	0	0	0	0	0	0	0	1
Sooke									
April 2010	1	0	0	0	3	0	4	0	8
April 2009	4	0	0	0	0	4	2	0	10
Victoria CMA									
April 2010	61	4	0	0	9	30	14	0	118
April 2009	30	2	0	0	13	65	7	0	117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Victoria City									
April 2010	1	4	0	0	3	87	1	0	96
April 2009	2	1	0	0	5	33	1	0	42
Oak Bay									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	2	0	0	0	0	0	0	0	2
Esquimalt									
April 2010	0	0	0	0	0	8	0	0	8
April 2009	1	0	0	2	0	9	0	0	12
Saanich									
April 2010	3	0	0	0	1	45	0	0	49
April 2009	17	2	0	1	25	85	0	0	130
Central Saanich									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	4	2	0	0	0	0	0	0	6
North Saanich									
April 2010	2	0	0	0	1	3	0	0	6
April 2009	1	0	0	0	9	6	0	0	16
Sidney									
April 2010	0	2	0	0	0	12	0	0	14
April 2009	3	9	0	1	5	13	0	0	31
View Royal									
April 2010	0	0	0	0	0	4	0	0	4
April 2009	9	0	0	0	0	28	0	0	37
Reg. Dist. Area H									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	3	0	0	0	0	0	0	0	3
Highlands									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	3	0	0	0	0	0	0	0	3
Langford									
April 2010	7	0	0	0	6	145	0	0	158
April 2009	37	2	0	0	10	78	0	0	127
Colwood									
April 2010	4	0	0	0	1	25	0	0	30
April 2009	12	2	0	0	15	0	0	0	29
Metchosin									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	1	0	0	0	0	0	0	0	1
Sooke									
April 2010	4	0	0	0	11	3	1	0	19
April 2009	7	0	0	1	1	4	2	0	15
Victoria CMA									
April 2010	24	6	0	0	23	332	2	0	387
April 2009	102	18	0	5	70	256	3	0	454

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Victoria City									
April 2010	1	2	0	0	2	4	5	0	14
April 2009	1	0	0	0	0	7	2	0	10
Oak Bay									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	0	0	0	0	0	0	0	0	0
Esquimalt									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	2	0	0	0	0	2	0	0	4
Saanich									
April 2010	11	0	0	0	0	0	0	0	11
April 2009	8	0	0	2	2	23	0	0	35
Central Saanich									
April 2010	3	2	0	0	0	0	5	0	10
April 2009	4	0	0	0	1	0	4	0	9
North Saanich									
April 2010	3	0	0	0	1	0	0	0	4
April 2009	0	0	0	0	1	0	0	0	1
Sidney									
April 2010	0	2	0	0	0	3	0	0	5
April 2009	0	0	0	0	0	0	0	0	0
View Royal									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	1	0	0	0	0	6	0	0	7
Reg. Dist. Area H									
April 2010	3	0	0	0	0	0	0	0	3
April 2009	1	0	0	0	0	0	0	0	1
Highlands									
April 2010	1	0	0	0	0	0	0	0	1
April 2009	0	0	0	0	0	0	0	0	0
Langford									
April 2010	31	0	0	0	2	12	0	0	45
April 2009	18	2	0	0	11	24	0	0	55
Colwood									
April 2010	1	0	0	0	1	7	0	0	9
April 2009	1	0	0	0	0	1	0	0	2
Metchosin									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	0	0	0	0	0	0	0	0	0
Sooke									
April 2010	1	0	0	0	0	3	4	0	8
April 2009	5	0	0	0	3	2	0	0	10
Victoria CMA									
April 2010	63	6	0	0	6	29	14	0	118
April 2009	41	2	0	2	18	65	6	0	134

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Victoria CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905
% Change	-12.8	-27.7	n/a	-78.4	-24.4	-34.3	85.7	n/a	-26.1
2007	758	101	0	37	242	1,413	28	0	2,579
% Change	-14.8	80.4	n/a	0.0	-4.7	-1.8	-20.0	-100.0	-5.8
2006	890	56	0	37	254	1,439	35	28	2,739
% Change	-3.2	27.3	n/a	-7.5	85.4	68.1	-10.3	21.7	33.1
2005	919	44	0	40	137	856	39	23	2,058
% Change	-4.5	-32.3	n/a	66.7	-19.4	-19.1	-53.0	**	-12.9
2004	962	65	0	24	170	1,058	83	1	2,363
% Change	3.8	-4.4	n/a	**	-17.9	76.3	53.7	-99.3	17.7
2003	927	68	0	4	207	600	54	142	2,008
% Change	8.2	36.0	-100.0	-77.8	38.0	**	50.0	44.9	49.4
2002	857	50	10	18	150	125	36	98	1,344
% Change	36.2	100.0	-69.7	n/a	**	60.3	-2.7	-76.7	6.3
2001	629	25	33	0	40	78	37	421	1,264
% Change	20.0	-52.8	83.3	-100.0	-41.2	-53.8	85.0	**	45.0
2000	524	53	18	1	68	169	20	19	872

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Victoria City	2	1	10	5	5	0	4	4	21	10	110.0
Oak Bay	1	0	0	0	0	0	0	0	1	0	n/a
Esquimalt	0	0	0	4	0	0	0	0	0	4	-100.0
Saanich	16	8	0	0	0	0	0	0	16	8	100.0
Central Saanich	4	1	3	4	0	0	0	0	7	5	40.0
North Saanich	5	2	0	0	0	0	0	0	5	2	150.0
Sidney	1	0	1	1	0	0	0	0	2	1	100.0
View Royal	4	2	0	0	0	0	0	0	4	2	100.0
Reg. Dist. Area H	5	1	0	0	0	0	0	0	5	1	**
Highlands	3	2	0	0	0	0	0	0	3	2	50.0
Langford	36	11	4	2	3	0	84	0	127	13	**
Colwood	6	2	2	0	5	0	0	0	13	2	**
Metchosin	0	0	0	0	0	0	0	0	0	0	n/a
Sooke	7	4	2	0	0	0	0	0	9	4	125.0
Victoria CMA	90	34	22	16	13	0	88	4	213	54	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Victoria City	6	3	32	18	5	0	211	6	254	27	**
Oak Bay	6	1	0	0	0	0	0	0	6	1	**
Esquimalt	1	0	1	4	0	0	0	0	2	4	-50.0
Saanich	52	23	1	0	0	0	46	0	99	23	**
Central Saanich	6	7	13	15	0	0	6	0	25	22	13.6
North Saanich	13	6	0	0	0	0	0	0	13	6	116.7
Sidney	5	3	5	4	0	0	0	0	10	7	42.9
View Royal	19	3	0	0	14	0	0	0	33	3	**
Reg. Dist. Area H	13	3	0	0	0	0	0	0	13	3	**
Highlands	7	5	0	0	0	0	0	0	7	5	40.0
Langford	143	24	6	2	13	8	133	0	295	34	**
Colwood	14	8	8	6	8	0	0	0	30	14	114.3
Metchosin	4	2	0	0	0	0	0	0	4	2	100.0
Sooke	36	16	20	0	0	0	0	4	56	20	180.0
Victoria CMA	325	104	86	49	40	8	396	10	847	171	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Victoria City	5	0	0	0	0	4	4	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	0	0
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	3	0	0	0	84	0	0	0
Colwood	5	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	0	0
Victoria CMA	13	0	0	0	84	4	4	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Victoria City	5	0	0	0	160	6	51	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	46	0	0	0
Central Saanich	0	0	0	0	6	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	14	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	13	8	0	0	133	0	0	0
Colwood	8	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	4	0	0
Victoria CMA	40	8	0	0	345	10	51	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Victoria City	6	1	5	4	10	5	21	10
Oak Bay	1	0	0	0	0	0	1	0
Esquimalt	0	4	0	0	0	0	0	4
Saanich	16	8	0	0	0	0	16	8
Central Saanich	4	3	0	0	3	2	7	5
North Saanich	5	2	0	0	0	0	5	2
Sidney	1	1	0	0	1	0	2	1
View Royal	4	1	0	0	0	1	4	2
Reg. Dist. Area H	5	1	0	0	0	0	5	1
Highlands	3	2	0	0	0	0	3	2
Langford	36	11	91	2	0	0	127	13
Colwood	6	2	7	0	0	0	13	2
Metchosin	0	0	0	0	0	0	0	0
Sooke	9	4	0	0	0	0	9	4
Victoria CMA	96	40	103	6	14	8	213	54

Table 2.5: Starts by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Victoria City	18	8	165	6	71	13	254	27
Oak Bay	6	1	0	0	0	0	6	1
Esquimalt	1	4	0	0	1	0	2	4
Saanich	52	23	46	0	1	0	99	23
Central Saanich	8	11	6	0	11	11	25	22
North Saanich	13	6	0	0	0	0	13	6
Sidney	7	6	0	1	3	0	10	7
View Royal	19	2	14	0	0	1	33	3
Reg. Dist. Area H	13	3	0	0	0	0	13	3
Highlands	7	5	0	0	0	0	7	5
Langford	145	24	150	10	0	0	295	34
Colwood	16	8	14	6	0	0	30	14
Metchosin	4	2	0	0	0	0	4	2
Sooke	38	12	0	8	18	0	56	20
Victoria CMA	347	115	395	31	105	25	847	171

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type April 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Victoria City	0	0	7	2	0	0	0	0	7	2	**
Oak Bay	2	0	0	0	0	0	0	0	2	0	n/a
Esquimalt	0	2	0	0	0	0	0	0	0	2	-100.0
Saanich	11	7	0	0	0	0	0	30	11	37	-70.3
Central Saanich	2	3	7	3	0	0	0	0	9	6	50.0
North Saanich	3	0	0	0	0	0	0	0	3	0	n/a
Sidney	0	0	0	2	0	0	0	0	0	2	-100.0
View Royal	4	1	0	0	0	0	0	0	4	1	**
Reg. Dist. Area H	3	1	0	0	0	0	0	0	3	1	200.0
Highlands	1	1	0	0	0	0	0	0	1	1	0.0
Langford	32	9	2	2	4	11	0	31	38	53	-28.3
Colwood	0	1	0	0	0	0	30	0	30	1	**
Metchosin	2	1	0	0	0	0	0	0	2	1	100.0
Sooke	1	6	4	0	3	0	0	4	8	10	-20.0
Victoria CMA	61	32	20	9	7	11	30	65	118	117	0.9

Table 3.1: Completions by Submarket and by Dwelling Type January - April 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Victoria City	3	3	27	4	0	0	0	128	30	135	-77.8
Oak Bay	3	1	0	0	0	0	0	0	3	1	200.0
Esquimalt	0	5	0	0	0	0	0	20	0	25	-100.0
Saanich	44	30	0	14	0	3	0	94	44	141	-68.8
Central Saanich	7	10	12	6	0	0	0	0	19	16	18.8
North Saanich	6	5	0	0	0	0	0	0	6	5	20.0
Sidney	4	2	2	4	0	0	0	0	6	6	0.0
View Royal	10	8	0	0	0	0	0	44	10	52	-80.8
Reg. Dist. Area H	9	9	0	0	0	0	0	0	9	9	0.0
Highlands	9	7	0	0	0	0	0	0	9	7	28.6
Langford	106	61	8	6	7	11	136	31	257	109	135.8
Colwood	9	7	0	0	0	6	30	0	39	13	200.0
Metchosin	10	2	0	0	0	0	0	0	10	2	**
Sooke	28	22	13	2	7	3	0	8	48	35	37.1
Victoria CMA	248	172	62	36	14	23	166	325	490	556	-11.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Victoria City	0	0	0	0	0	0	0	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	30	0	0
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	4	11	0	0	0	31	0	0
Colwood	0	0	0	0	30	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	3	0	0	0	0	4	0	0
Victoria CMA	7	11	0	0	30	65	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Victoria City	0	0	0	0	0	128	0	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	20	0	0
Saanich	0	3	0	0	0	94	0	0
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	44	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	7	11	0	0	136	31	0	0
Colwood	0	6	0	0	30	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	7	3	0	0	0	8	0	0
Victoria CMA	14	23	0	0	166	325	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Victoria City	2	0	0	0	5	2	7	2
Oak Bay	2	0	0	0	0	0	2	0
Esquimalt	0	2	0	0	0	0	0	2
Saanich	11	7	0	30	0	0	11	37
Central Saanich	4	3	0	0	5	3	9	6
North Saanich	3	0	0	0	0	0	3	0
Sidney	0	2	0	0	0	0	0	2
View Royal	4	1	0	0	0	0	4	1
Reg. Dist. Area H	3	1	0	0	0	0	3	1
Highlands	1	1	0	0	0	0	1	1
Langford	32	9	6	44	0	0	38	53
Colwood	0	1	30	0	0	0	30	1
Metchosin	2	1	0	0	0	0	2	1
Sooke	1	4	3	4	4	2	8	10
Victoria CMA	65	32	39	78	14	7	118	117

Table 3.5: Completions by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Victoria City	13	3	0	128	17	4	30	135
Oak Bay	3	1	0	0	0	0	3	1
Esquimalt	0	4	0	21	0	0	0	25
Saanich	44	29	0	112	0	0	44	141
Central Saanich	9	10	0	0	10	6	19	16
North Saanich	6	5	0	0	0	0	6	5
Sidney	6	6	0	0	0	0	6	6
View Royal	10	8	0	44	0	0	10	52
Reg. Dist. Area H	9	9	0	0	0	0	9	9
Highlands	9	7	0	0	0	0	9	7
Langford	106	63	151	46	0	0	257	109
Colwood	8	7	31	6	0	0	39	13
Metchosin	10	2	0	0	0	0	10	2
Sooke	34	20	7	11	7	4	48	35
Victoria CMA	267	174	189	368	34	14	490	556

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Oak Bay													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Esquimalt													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	--	--
Saanich													
April 2010	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	769,000	764,209
April 2009	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	689,000	778,220
Year-to-date 2010	0	0.0	0	0.0	1	2.2	15	32.6	30	65.2	46	772,850	834,457
Year-to-date 2009	0	0.0	0	0.0	0	0.0	19	67.9	9	32.1	28	692,700	730,282
Central Saanich													
April 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	834,900	898,440
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
North Saanich													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Sidney													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
View Royal													
April 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	11	100.0	0	0.0	11	625,000	606,245
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Reg. Dist. Area H													
April 2010	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	2	22.2	6	66.7	1	11.1	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	100.0	0	0.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Langford													
April 2010	0	0.0	8	25.8	6	19.4	11	35.5	6	19.4	31	549,900	551,435
April 2009	0	0.0	0	0.0	6	33.3	11	61.1	1	5.6	18	553,250	548,672
Year-to-date 2010	0	0.0	36	35.0	26	25.2	34	33.0	7	6.8	103	427,000	490,908
Year-to-date 2009	0	0.0	0	0.0	11	19.0	37	63.8	10	17.2	58	559,950	633,116
Colwood													
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	11.1	8	88.9	0	0.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Metchosin													
April 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	3	30.0	1	10.0	2	20.0	4	40.0	10	596,950	639,220
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Sooke													
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2009	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	6	21.4	15	53.6	6	21.4	1	3.6	28	432,450	460,868
Year-to-date 2009	0	0.0	6	28.6	11	52.4	4	19.0	0	0.0	21	459,900	443,167
Victoria CMA													
April 2010	0	0.0	9	14.3	6	9.5	27	42.9	21	33.3	63	639,900	752,033
April 2009	0	0.0	3	7.0	8	18.6	21	48.8	11	25.6	43	589,900	683,505
Year-to-date 2010	0	0.0	45	17.9	47	18.7	96	38.2	63	25.1	251	595,000	639,831
Year-to-date 2009	0	0.0	7	4.5	24	15.3	82	52.2	44	28.0	157	590,000	662,854

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2010						
Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Victoria City	--	--	n/a	--	--	n/a
Oak Bay	--	--	n/a	--	--	n/a
Esquimalt	--	--	n/a	--	--	n/a
Saanich	764,209	778,220	-1.8	834,457	730,282	14.3
Central Saanich	--	--	n/a	898,440	--	n/a
North Saanich	--	--	n/a	--	--	n/a
Sidney	--	--	n/a	--	--	n/a
View Royal	--	--	n/a	606,245	--	n/a
Reg. Dist. Area H	--	--	n/a	--	--	n/a
Highlands	--	--	n/a	--	--	n/a
Langford	551,435	548,672	0.5	490,908	633,116	-22.5
Colwood	--	--	n/a	--	--	n/a
Metchosin	--	--	n/a	639,220	--	n/a
Sooke	--	--	n/a	460,868	443,167	4.0
Victoria CMA	752,033	683,505	10.0	639,831	662,854	-3.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Victoria
April 2010

		Single Detached				Townhouse				Apartment Condo			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	January	129	1,017	13	506,193	32	319	10	393,982	62	1,029	6	259,742
	February	202	1,053	19	519,749	47	316	15	381,383	109	1,091	10	286,985
	March	286	1,125	25	524,524	64	307	21	405,003	163	975	17	294,393
	April	368	1,098	34	532,017	74	321	23	400,695	204	938	22	292,252
	May	445	1,037	43	552,568	88	318	28	400,788	223	926	24	306,971
	June	448	1,009	44	534,446	104	284	37	413,218	242	881	27	298,200
	July	430	954	45	541,537	103	264	39	443,109	252	806	31	328,441
	August	349	890	39	553,292	91	243	37	455,430	218	727	30	317,312
	September	364	874	42	560,863	79	242	33	441,966	197	716	28	325,106
	October	342	793	43	564,135	76	216	35	438,058	203	733	28	322,349
	November	264	688	38	569,663	67	200	34	457,545	174	683	25	318,264
	December	204	536	38	561,053	43	169	25	473,881	115	600	19	345,907
2010	January	186	645	29	600,634	46	183	25	453,013	112	715	16	313,337
	February	255	839	30	594,939	78	232	34	460,900	192	814	24	304,163
	March	372	1,035	36	596,365	91	272	33	456,446	195	889	22	336,779
	April	378	1,256	30	599,002	87	326	27	449,556	191	1,002	19	340,105
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	YTD 2009	985	1,073	23	523,943	217	316	17	396,793	538	1,008	13	288,087
	YTD 2010	1,191	944	32	597,563	302	253	30	455,089	690	855	20	324,819

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manuafactured homes

Source: MLS® Residential Activity for Victoria

Table 6: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Victoria CMA 1997=100	CPI, 2002 =100	Victoria Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	114.3	111.0	187	4.1	67.8	767
	February	627	5.00	5.79	112.4	111.4	185	5.0	67.6	774
	March	613	4.50	5.55	111.4	111.6	183	5.6	67.3	779
	April	596	3.90	5.25	110.7	111.9	181	6.2	67.1	783
	May	596	3.90	5.25	110.4	112.6	180	6.4	66.8	783
	June	631	3.75	5.85	109.9	112.5	180	6.5	66.9	787
	July	631	3.75	5.85	106.1	112.1	181	6.2	66.8	787
	August	631	3.75	5.85	106.5	112.3	181	5.7	66.7	789
	September	610	3.70	5.49	106.3	112.2	181	6.0	66.5	784
	October	630	3.80	5.84	106.3	111.7	182	6.2	67.0	772
	November	616	3.60	5.59	106.3	111.9	182	7.0	67.4	762
	December	610	3.60	5.49	106.1	111.5	183	7.5	68.3	758
2010	January	610	3.60	5.49	106.0	111.6	184	7.6	68.8	769
	February	604	3.60	5.39	106.0	112.5	187	7.5	69.5	778
	March	631	3.60	5.85	106.3	112.0	187	6.9	69.2	795
	April	655	3.80	6.25		112.4	186	6.5	68.4	801
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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